HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

St. Catharines-Niagara CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- In 2010, the apartment vacancy rate in the St. Catharines-Niagara Census Metropolitan Area (CMA) remained flat at 4.4 per cent. The average rent for a two-bedroom in existing structures rose by 1.9 per cent.
- The movement to home ownership placed upward pressure on the vacancy rate early in the year. Rising prices reversed the movement and its impact on vacancies by the fall.
- In 2011, the vacancy rate will move lower to 4.2 per cent. The number of international migrants will rise pushing up demand for rental accommodation. At the same time, the growth in the rental stock will remain limited.

Figure 1

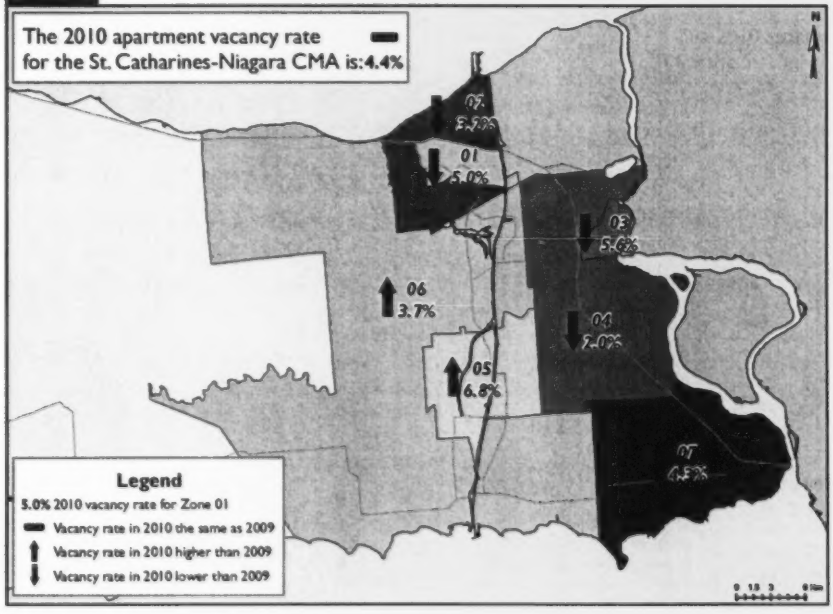

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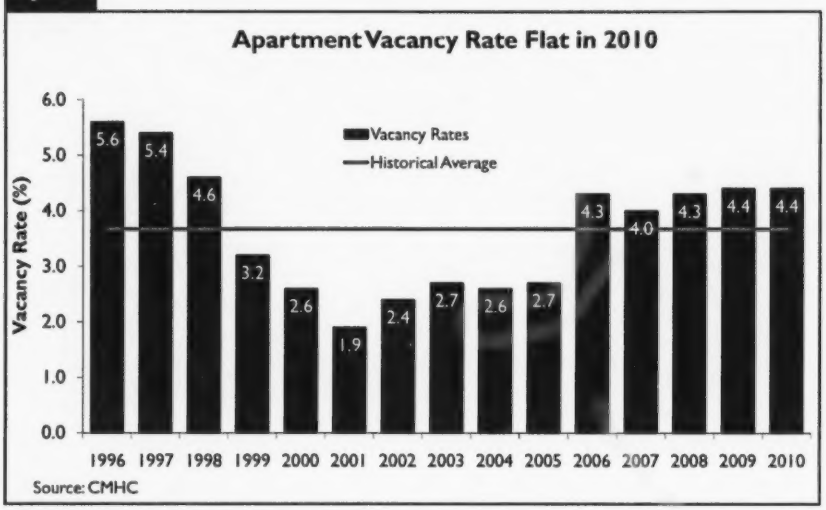
Figure 2



Rental Market Conditions Unchanged

Vacancy rate unchanged

According to the CMHC's Fall 2010 Rental Market Survey, the vacancy rate for private rental apartment buildings with three or more units in the St. Catharines-Niagara CMA (hereinafter Niagara) remained unchanged at 4.4 per cent in 2010. The vacancy rate was above the national and historical averages. In the past five years, vacancy rates in Niagara remained stable varying only within a narrow range of 4.0-4.4 per cent and averaging at 4.3 per cent.

Rental availability rate down slightly

Although vacancies remained unchanged, the apartment availability rate fell by 0.2 percentage points to 6.1 per cent. Despite fewer notices from tenants planning to vacate their units, landlords were not able to find new tenants and therefore lower their vacancies.

Offsetting impacts on demand

Several demand and supply factors contributed to flat rental vacancies. A rise in home ownership demand, particularly in the earlier part of the year, reduced demand for rental accommodation. Many first-time buyers continued to benefit from mortgage rates remaining near historic low levels throughout the year. Some of them also responded to imminent changes to mortgage rules and taxation on housing and made a move into home ownership earlier than they planned. However, as competition among buyers in the resale market firmed up in the latter part of last year and into the first half of 2010, prices moved higher, translating into higher housing costs. Some of the marginal buyers, mostly first-time buyers, had a more difficult time acquiring housing during multiple offer situations. This slowed the shift of renters into home ownership as 2010 progressed.

Home buying decisions of first-time buyers are an important factor influencing the direction of vacancy rates. It is estimated that in Niagara the average first-time buyer belongs to the 25-34 years-of-age group. Some of the younger people at the lower end of the range – aged 25-29 – buy their first homes moving out of their parents' houses. This age group increased in 2010. Those near the higher end of the age range – aged 30-34 – are buyers who typically vacate their rental units to move into ownership. According to the 2006 Census data for Niagara, households of people aged 25-34 and 35-44 accounted for close to 40 per cent of total renter households. They might be considered the core renter age groups. Over the last year, the population is estimated to have

Figure 3

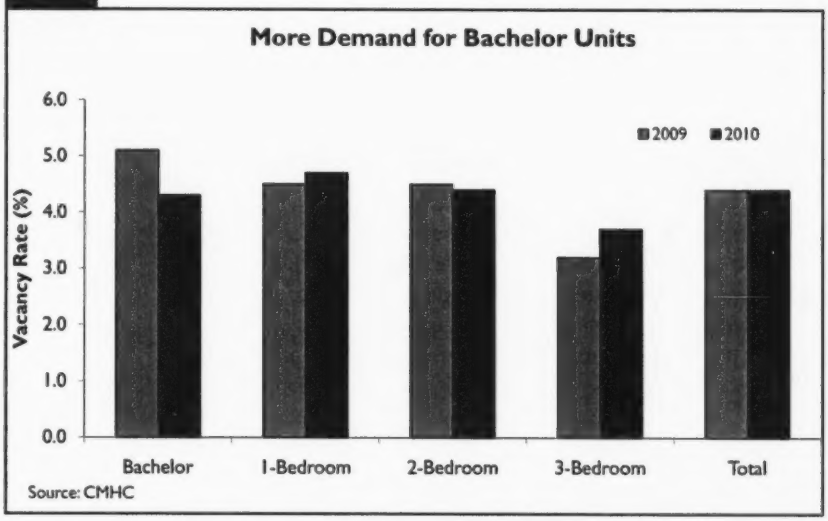
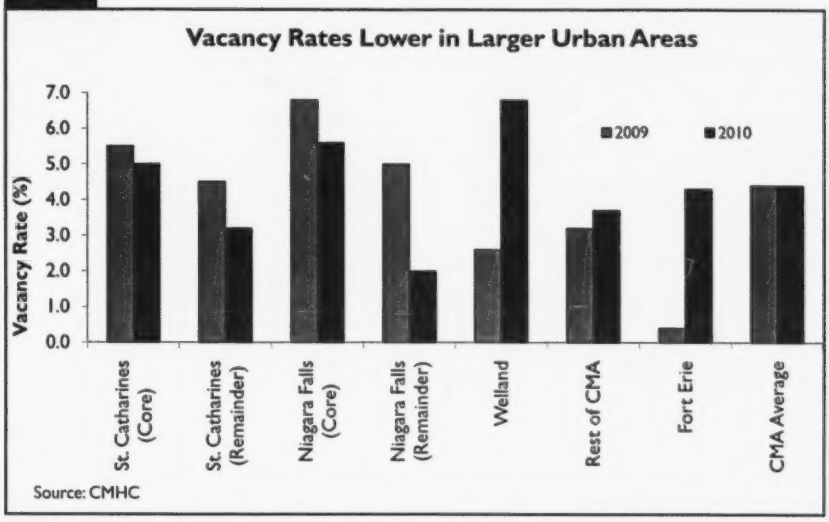


Figure 4



increased in the 25-34 years-of-age group, whereas the number of those aged 35-44 declined, leaving population for the whole group flat. Job prospects for these age cohorts were limited as employment slowed. This helped sustain occupancy rates in the rental market. Among the jobs retained by this group there were more full-time positions, which would support some movement into homeownership but not enough to offset dampening demand for ownership as a result of lower employment.

Youth population increases

In 2010, the population of young people 20-24 years of age has increased compared to declines estimated for all the other below-50 age groups, except 25-29 years of age. More demand for rental apartments from young, single adults is reflected in the decline in average vacancy rates for bachelor units, which fell to 4.3 per cent this year from 5.1 per cent in 2009. Both employment and the employment rate for youths aged 15-24 picked up compared to last year.

Rental stock shrinks

In 2010, the universe of apartment units shrank compared to the previous year by 73 units, whereas the number of vacant units increased by one. The universe contracted as more removals, both permanent and temporary, offset the addition of four units of purpose-built rental apartments completed in the period from July 1, 2009 through June 30, 2010.

Vacancies lower in large urban centres

Although the overall vacancy rate remained flat, vacancy rates dropped markedly in the biggest cities - the City of St. Catharines and Niagara Falls - and increased elsewhere in the CMA. Most notably, vacancies rose in Welland where resale home prices are traditionally lower than the average across the region. Employment opportunities draw most youth to larger centres. They only move back to the smaller urban centres once they are interested in ownership.

Vacancy rates decrease for expensive units

Same sample average rents grew two per cent in 2010, down from 2.3 per cent last year. The average rent increased at just below the Ontario rent increase guideline for the year at 2.1 per cent. Although vacancies were high, market rents continued to increase.

As in the past few years, except last year, newer rental units attracted tenants even with higher rents by offering more amenities. The vacancies for units in the buildings built after 1975 have moved lower, whereas the vacancies have gone up in those built before 1975. Unlike the previous two years, the vacancy rate was the lowest in the buildings with 50-99 units despite their higher rents. In 2008 and 2009, vacancies were the lowest in larger buildings with over 100 units. Most of the stock of rental buildings with over 50 units is located in St. Catharines and Niagara Falls.

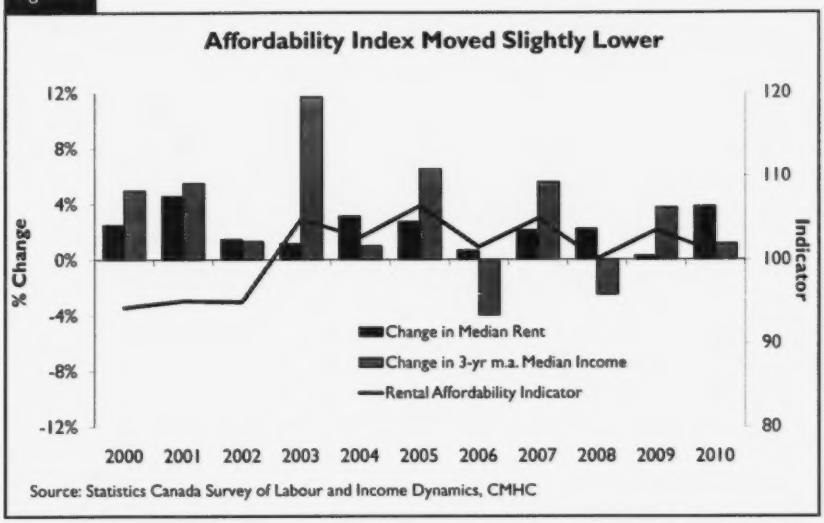
Rental Affordability Index Edges Down

According to CMHC's rental affordability index in Niagara, which measures median renter household income against the level of income required to rent a median priced two-bedroom apartment, weakened somewhat in 2010. The index moved lower to 101 from 104 a year earlier. This suggests that median renter income grew slower than median rents. The level of income required by a household to rent a median priced two-bedroom apartment is calculated using 30 per cent of gross income as the benchmark. Since the index for Niagara is still above 100, more than half of renter households continue to spend less than 30 per cent of gross income on rent.

Rental Market Outlook for 2011

The average apartment vacancy

Figure 5



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

rate will edge down to 4.2 per cent. Several factors will support demand for rental housing and a modest tightening of rental market conditions in 2011. An improving economy and more jobs are forecast for the year ahead. As unemployment rate trends down, rental demand will strengthen sending vacancy rate lower. Steady population growth among young people 20-29 years of age will sustain demand for rental accommodation. More employment opportunities for the increasing number of younger workers next year will lead to a rise in household formation and some outflow of youth from parental homes into the rental market. Furthermore, according to demographic projections, the number of empty-nester and senior households will gradually increase and so will demand for rental accommodation. The propensity to own typically peaks when households reach 65-75 of age and declines for older ages.

Most of the increasing number of international migrants predicted to move to Niagara over the next year will form new rental households in need of accommodation. Most of the newcomers are in their early 30s and rent initially while establishing their credit history and saving enough for a down payment on a family home. Strong enrolment in Niagara colleges and university will support steady rental housing demand by students for off-campus housing in the conventional purpose-built rental market.

A recovery in first-time buying activity in 2011 will place some upward pressure on the vacancies. This pressure, however, will not be sufficient to offset the downward pressure from youth employment and stronger immigration.

On the supply side, there were 40 units of purpose-built rental housing completed in the third quarter of 2010 which will be added to the rental universe in 2011. Other things being equal, this increased supply of rental housing would exert upward pressure on the vacancy rate. However, Niagara's home ownership rate is the second highest in Ontario after Barrie. In the past few years, we have noted more conversions from rental to condominium ownership taking place as vacancies in Niagara hovered above the national or provincial averages. Housing is more affordable in the region and the median age of the population is higher than in most other major areas. These two factors explain the popularity of ownership in the region. Given the high vacancy rate and the popularity of home ownership, further conversions of rental apartments to condominiums will offset most or even all of the newly built supply.

The benchmark average rent for two-bedroom apartments in existing structures is forecast to increase in 2011 by one per cent.

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantly renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535) and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019) and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

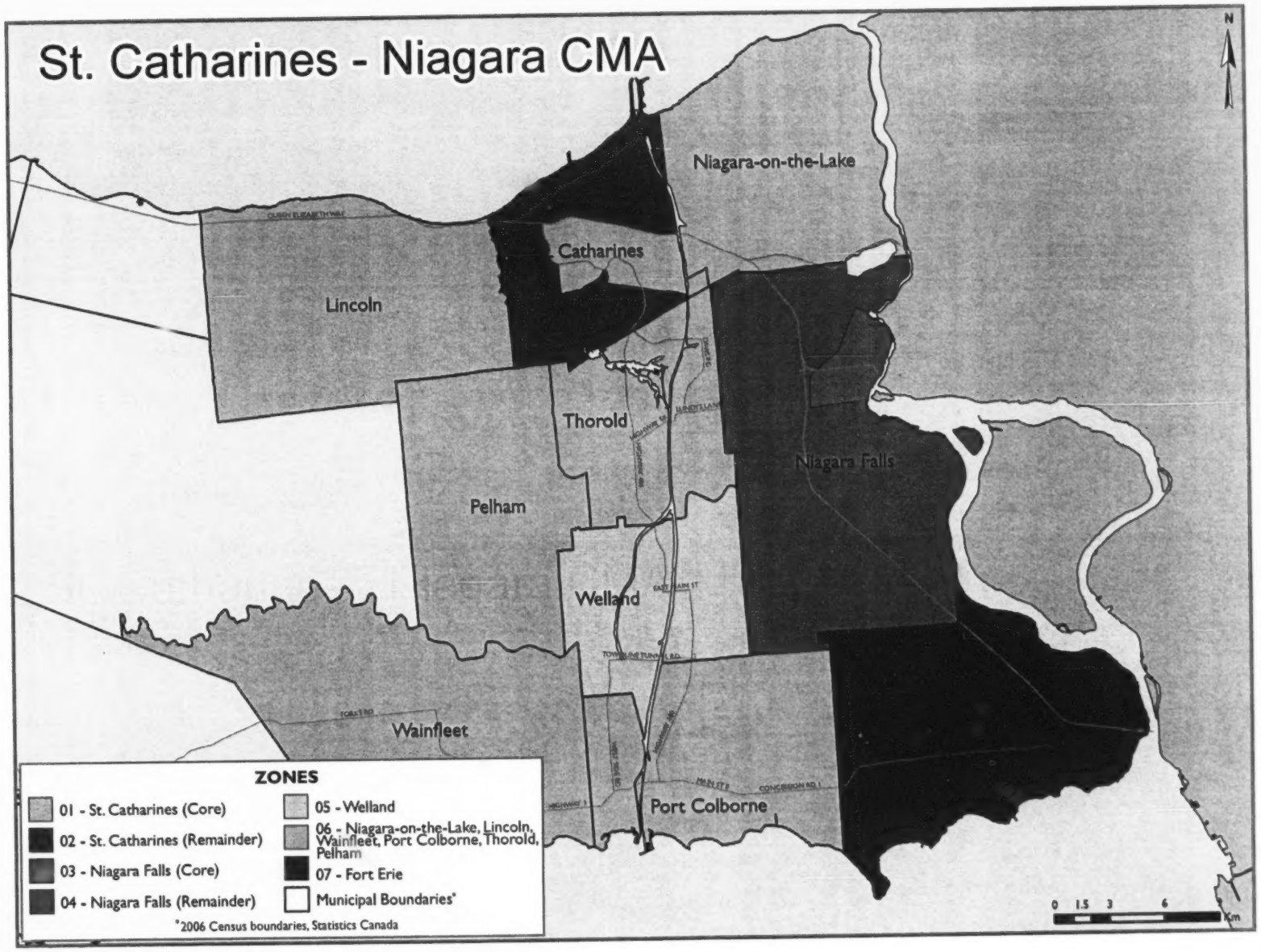
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent) and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent) and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent) and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385) and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


St. Catharines - Niagara CMA
N
Niagara-on-the-Lake
Catharines
Lincoln
Thorold
Niagara Falls
Pelham
Welland
Wainfleet
Port Colborne
ZONES
01 - St. Catharines (Core)
02 - St. Catharines (Remainder)
03 - Niagara Falls (Core)
04 - Niagara Falls (Remainder)
05 - Welland
06 - Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
07 - Fort Erie
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
0 1.5 3 6
Km

RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA	
Zone 1	**St. Catharines (Core)**
Zone 2	**St. Catharines (Remainder)**
Zones 1-2	**St. Catharines City**
Zone 3	**Niagara Falls (Core)**
Zone 4	**Niagara Falls (Remainder)**
Zones 3-4	**Niagara Falls City**
Zone 5	**Welland**
Zone 6	**Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham**
Zone 7	**Fort Erie**
Zones 1-7	**St. Catharines-Niagara CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	**	2.2 c	5.5 c	6.2 b	5.7 c	4.1 c	**	**	5.5 b	5.0 b
Zone 2	8.9 b	6.1 c	3.3 b	2.1 a	5.1 b	3.5 b	4.0 c	4.2 b	4.5 b	3.2 a
St. Catharines (Zones 1-2)	5.7 d	3.8 c	4.4 b	4.0 b	5.4 b	3.7 b	4.5 c	4.6 b	4.9 b	3.9 a
Zone 3	**	**	7.4 c	4.0 d	6.9 c	6.6 c	**	0.0 d	6.8 c	5.6 c
Zone 4	**	**	7.1 c	0.7 a	4.6 c	2.5 a	1.8 c	1.9 c	5.0 b	2.0 a
Niagara Falls (Zones 3-4)	**	**	7.3 c	2.9 c	5.9 b	4.8 b	2.0 c	1.3 a	6.1 b	4.1 b
Zone 5	**	**	**	**	**	**	**	**	2.6 c	6.8 c
Zone 6	0.0 d	0.0 d	4.1 d	5.4 c	2.5 b	3.0 b	4.6 d	2.0 c	3.2 c	3.7 b
Zone 7	**	n/s	0.0 d	**	0.9 d	4.6 d	**	**	0.4 b	4.3 d
St. Catharines-Niagara CMA	5.1 d	4.3 c	4.5 b	4.7 b	4.5 b	4.4 a	3.2 c	3.7 c	4.4 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	501 b	529 a	681 a	685 a	820 a	820 a	946 a	920 a	744 a	743 a
Zone 2	596 a	599 a	731 a	752 a	868 a	888 a	1,018 a	1,067 a	825 a	851 a
St. Catharines (Zones 1-2)	550 a	556 a	706 a	720 a	850 a	863 a	1,006 a	1,041 a	791 a	807 a
Zone 3	495 b	494 b	661 a	658 a	787 a	808 a	909 b	869 b	733 a	742 a
Zone 4	546 b	474 b	714 a	712 a	784 a	805 a	825 a	850 a	769 a	783 a
Niagara Falls (Zones 3-4)	508 b	490 b	677 a	674 a	786 a	807 a	840 a	859 a	748 a	759 a
Zone 5	487 c	454 b	638 a	643 a	761 a	759 a	796 a	775 b	715 a	715 a
Zone 6	486 a	588 c	613 a	649 a	735 a	755 a	861 b	841 b	706 a	722 a
Zone 7	**	n/s	621 a	619 a	756 a	736 a	840 b	**	698 a	702 a
St. Catharines-Niagara CMA	527 a	528 a	679 a	689 a	804 a	817 a	901 a	918 a	758 a	769 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	4 c	192	90 b	1,441	57 c	1,388	**	110	158 b	3,130
Zone 2	8 c	125	35 a	1,658	89 b	2,503	19 b	465	151 a	4,752
St. Catharines (Zones 1-2)	12 c	317	125 b	3,099	146 b	3,891	26 b	575	308 a	7,882
Zone 3	**	68	26 d	654	70 c	1,059	0 d	63	103 c	1,844
Zone 4	**	31	2 a	304	21 a	847	2 c	117	27 a	1,299
Niagara Falls (Zones 3-4)	**	98	28 c	958	91 b	1,906	2 a	181	130 b	3,143
Zone 5	**	92	**	942	**	1,444	**	279	187 c	2,757
Zone 6	0 d	23	26 c	490	26 b	866	2 c	107	55 b	1,486
Zone 7	n/s	n/s	**	259	13 d	293	**	34	25 d	586
St. Catharines-Niagara CMA	23 c	531	271 b	5,747	367 a	8,400	43 c	1,176	705 a	15,854

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	**	4.2 d	6.9 c	7.7 b	6.8 b	6.6 b	**	7.3 c	6.8 b	7.0 b
Zone 2	14.9 c	11.3 c	6.5 a	4.6 a	7.9 a	5.6 b	5.0 c	6.7 b	7.3 a	5.5 a
St. Catharines (Zones 1-2)	**	7.0 c	6.7 b	6.0 a	7.5 a	5.9 a	5.3 c	6.8 b	7.1 a	6.1 a
Zone 3	**	**	8.2 c	5.5 d	7.7 b	7.5 b	5.9 d	**	7.7 b	6.9 b
Zone 4	**	**	8.5 b	1.3 a	6.0 b	4.3 b	4.1 d	1.9 c	6.4 b	3.4 b
Niagara Falls (Zones 3-4)	**	**	8.3 b	4.2 c	6.9 b	6.1 b	4.5 d	2.4 c	7.1 b	5.5 b
Zone 5	**	**	**	**	3.4 d	7.5 c	2.9 c	**	4.5 d	7.7 c
Zone 6	**	0.0 d	5.2 c	7.6 b	4.0 b	3.6 b	5.9 d	3.0 c	4.5 b	4.8 b
Zone 7	**	n/s	2.4 c	**	3.7 c	5.1 d	**	**	3.5 c	5.4 d
St. Catharines-Niagara CMA	7.7 c	6.7 c	6.6 b	6.4 a	6.2 a	6.0 a	4.6 b	5.3 c	6.3 a	6.1 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1	1.5 c	++	2.2 c	1.1 d	1.6 b	1.1 a	1.6 c	++	1.6 c	1.0 a
Zone 2	5.1 c	2.1 b	2.6 c	2.9 b	2.9 c	2.2 b	5.2 d	3.3 c	3.3 d	2.7 a
St. Catharines (Zones 1-2)	**4.0 d**	**1.9 c**	**2.4 b**	**2.2 b**	**2.4 c**	**1.8 b**	**4.2 d**	**2.6 b**	**2.6 c**	**2.0 a**
Zone 3	**	2.3 b	2.4 c	2.8 b	1.2 a	1.9 b	++	3.7 c	1.4 a	2.0 b
Zone 4	++	++	++	++	0.7 b	1.0 a	++	++	0.6 a	0.7 a
Niagara Falls (Zones 3-4)	**++**	**++**	**1.6 c**	**1.9 b**	**1.0 a**	**1.5 b**	**++**	**1.8 c**	**1.1 a**	**1.5 a**
Zone 5	++	**	**	**	3.1 d	2.8 c	3.7 d	2.9 c	3.1 d	2.9 b
Zone 6	++	++	2.1 c	**	2.2 b	2.5 c	1.1 a	++	2.2 b	2.3 c
Zone 7	**	n/s	1.4 a	++	2.2 b	1.1 a	2.2 c	**	1.5 c	0.3 b
St. Catharines-Niagara CMA	**2.6 c**	**2.5 c**	**2.2 b**	**2.0 b**	**2.2 b**	**1.9 a**	**3.3 d**	**2.4 b**	**2.3 b**	**2.0 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
St. Catharines Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
St. Catharines-Niagara CMA										
Pre 1940	**	**	**	5.2 d	**	5.9 d	**	**	**	5.3 d
1940 - 1959	**	**	**	**	**	7.5 c	0.0 c	**	7.4 c	8.3 c
1960 - 1974	**	4.7 c	3.2 c	5.1 b	3.5 b	4.6 b	4.1 c	3.1 c	3.5 b	4.6 b
1975 - 1989	**	**	3.2 b	2.9 b	4.1 b	3.6 b	2.0 b	3.4 c	3.7 b	3.3 b
1990 - 1999	**	**	**	1.7 c	**	0.5 b	**	**	3.1 d	0.9 a
2000+	n/u	n/u	n/s	**	**	**	n/s	n/s	**	**
Total	5.1 d	4.3 c	4.5 b	4.7 b	4.5 b	4.4 a	3.2 c	3.7 c	4.4 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
St. Catharines Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
St. Catharines-Niagara CMA										
Pre 1940	481 b	501 b	574 a	587 a	672 a	728 a	818 c	847 a	622 a	658 a
1940 - 1959	526 b	538 b	584 a	609 a	694 a	712 a	770 b	712 d	640 a	656 a
1960 - 1974	529 a	545 a	699 a	706 a	810 a	816 a	925 a	943 a	776 a	785 a
1975 - 1989	587 a	594 a	737 a	730 a	848 a	855 a	905 a	944 a	810 a	814 a
1990 - 1999	**	450 b	718 b	715 b	907 c	855 b	**	**	798 c	766 c
2000+	n/u	n/u	n/s	**	**	**	n/s	n/s	**	**
Total	527 a	528 a	679 a	689 a	804 a	817 a	901 a	918 a	758 a	769 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
St. Catharines Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	**	**	**	5.0 d	3.6 d	**	7.8 c	5.3 c
6 to 19 Units	**	**	5.9 c	7.5 c	5.7 c	4.5 b	0.0 d	**	5.8 b	5.8 b
20 to 49 Units	**	**	3.1 b	3.3 b	4.0 c	3.2 b	4.9 c	1.6 a	3.8 b	3.1 b
50 to 99 Units	0.0 c	**	2.9 b	1.2 a	3.4 c	2.6 a	3.4 d	0.4 b	3.1 c	1.9 a
100+ Units	**	5.3 b	1.5 a	5.5 b	3.5 c	7.3 b	2.3 b	6.8 a	2.6 b	6.6 b
Total	5.1 d	4.3 c	4.5 b	4.7 b	4.5 b	4.4 a	3.2 c	3.7 c	4.4 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type St. Catharines Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
St. Catharines-Niagara CMA										
3 to 5 Units	464 b	504 b	559 a	579 a	638 a	687 a	761 a	748 b	615 a	647 a
6 to 19 Units	513 a	517 a	608 a	625 a	724 a	737 a	819 b	904 b	674 a	686 a
20 to 49 Units	550 b	525 b	713 a	723 a	819 a	832 a	899 a	958 a	785 a	798 a
50 to 99 Units	602 a	515 c	759 a	763 a	889 a	897 a	980 a	1,022 a	843 a	849 a
100+ Units	591 a	604 a	755 a	752 a	873 a	875 a	1,022 a	1,022 a	840 a	841 a
Total	527 a	528 a	679 a	689 a	804 a	817 a	901 a	918 a	758 a	769 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone St. Catharines Niagara CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	**	4.8 d	6.0 d	8.0 c	4.6 c	3.4 b	3.2 c	2.2 c	**	**
Zone 2	**	**	4.6 c	5.3 c	4.0 d	2.2 b	5.4 c	2.4 a	3.2 a	3.3 a
St. Catharines (Zones 1-2)	**	5.0 d	5.5 c	7.1 c	4.3 c	2.8 a	4.7 c	2.3 a	3.3 b	3.8 a
Zone 3	**	**	**	**	3.3 a	3.3 a	2.6 a	2.7 a	n/u	n/u
Zone 4	**	**	3.2 d	3.0 c	6.4 b	2.7 a	1.6 a	**	n/u	n/u
Niagara Falls (Zones 3-4)	**	**	**	6.4 c	5.5 b	2.8 a	2.2 a	1.9 b	n/u	n/u
Zone 5	**	**	**	3.1 c	2.2 c	3.6 a	**	**	**	**
Zone 6	3.2 d	5.5 c	5.0 d	5.4 b	1.4 a	1.0 a	**	**	n/u	n/u
Zone 7	0.0 c	3.2 c	**	**	**	**	**	**	**	n/s
St. Catharines-Niagara CMA	7.8 c	5.3 c	5.8 b	5.8 b	3.8 b	3.1 b	3.1 c	1.9 a	2.6 b	6.6 b

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type St. Catharines Niagara CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
St. Catharines-Niagara CMA										
LT $500	**	**	**	**	**	**	**	n/s	3.5 d	3.8 d
$500 - $599	**	**	**	**	1.2 d	**	**	**	**	**
$600 - $699	1.4 d	**	6.5 c	8.8 b	8.6 c	4.4 d	**	0.0 d	7.0 c	6.7 b
$700 - $799	**	5.9 d	2.7 a	4.0 b	5.9 b	6.4 c	**	**	4.3 b	5.3 b
$800 - $899	n/s	n/s	3.8 c	0.3 a	3.0 b	6.1 b	**	4.7 d	3.4 b	4.7 b
$900+	n/s	n/s	**	2.9 b	4.2 c	2.5 a	4.1 c	4.2 b	4.6 c	2.8 a
Total	5.1 d	4.3 c	4.5 b	4.7 b	4.5 b	4.4 a	3.2 c	3.7 c	4.4 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	**	1.9 c	1.0 a	1.3 d	5.0 a	1.5 a	2.5 a
St. Catharines (Zones 1-2)	**	**	n/u	**	1.9 c	1.0 a	**	4.4 a	1.2 d	2.4 a
Zone 3	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4	n/u	n/u	**	**	**	**	21.2 a	6.7 b	18.9 a	6.2 b
Niagara Falls (Zones 3-4)	n/u	n/u	11.8 a	0.0 a	**	3.7 a	20.0 d	6.5 c	16.0 d	4.9 b
Zone 5	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 6	n/u	n/u	n/u	n/u	**	**	**	11.1 a	**	7.1 a
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	29.2 a
St. Catharines-Niagara CMA	**	**	**	1.0 a	2.3 c	4.2 b	7.7 c	8.9 c	6.5 c	6.5 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	**	**	863 a	**	996 b	808 a	896 a
St. Catharines (Zones 1-2)	**	**	n/u	**	**	863 a	880 a	999 a	839 a	902 a
Zone 3	n/u	n/u	**	**	**	**	**	**	**	761 a
Zone 4	n/u	n/u	**	**	**	**	853 a	894 a	813 a	849 b
Niagara Falls (Zones 3-4)	n/u	n/u	626 a	**	751 a	765 a	846 a	890 b	806 a	831 b
Zone 5	n/u	n/u	n/s	n/s	**	**	778 b	776 c	765 c	760 c
Zone 6	n/u	n/u	n/u	n/u	**	**	**	900 a	**	866 a
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	843 a	833 a
St. Catharines-Niagara CMA	**	**	626 b	768 a	766 a	821 a	857 a	919 b	823 a	864 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	**	**	1 a	104	6 a	121	8 a	314
St. Catharines (Zones 1-2)	**	**	**	**	1 a	104	6 a	137	8 a	330
Zone 3	n/u	n/u	**	**	**	**	**	**	**	34
Zone 4	n/u	n/u	**	**	**	**	6 b	92	8 b	132
Niagara Falls (Zones 3-4)	n/u	n/u	0 a	16	2 a	55	6 c	95	8 b	166
Zone 5	n/u	n/u	n/s	n/s	**	**	**	177	**	183
Zone 6	n/u	n/u	n/u	n/u	**	**	2 a	18	2 a	28
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	7 a	24
St. Catharines-Niagara CMA	**	**	1 a	104	8 b	191	39 c	435	48 b	731

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	**	7.4 c	4.8 a	1.3 d	5.8 a	3.7 d	5.4 a
St. Catharines (Zones 1-2)	**	**	n/u	**	7.4 c	4.8 a	2.8 c	5.1 a	4.3 d	5.2 a
Zone 3	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4	n/u	n/u	**	**	**	**	21.2 a	7.8 b	18.9 a	7.0 b
Niagara Falls (Zones 3-4)	n/u	n/u	11.8 a	0.0 a	**	3.7 a	20.0 d	7.5 c	16.0 d	5.5 c
Zone 5	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 6	n/u	n/u	n/u	n/u	**	**	**	11.1 a	**	7.1 a
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	12.5 a	29.2 a
St. Catharines-Niagara CMA	**	**	**	4.8 b	6.4 c	6.3 a	11.1 d	12.9 d	10.1 d	10.0 b

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/s	**	**	**	**	++	2.3 a
St. Catharines (Zones 1-2)	**	**	n/u	n/s	**	**	++	**	++	2.8 a
Zone 3	n/u	n/u	**	**	**	**	n/s	**	**	**
Zone 4	n/u	n/u	**	**	**	**	++	1.3 a	++	1.9 b
Niagara Falls (Zones 3-4)	n/u	n/u	2.3 a	**	++	**	++	1.2 a	++	2.0 c
Zone 5	n/u	n/u	n/s	n/s	**	**	**	-0.4 b	**	-0.4 b
Zone 6	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	-0.8 a	-1.2 a
St. Catharines-Niagara CMA	**	**	++	**	++	6.2 c	++	0.7 b	++	1.1 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	**	2.2 c	5.5 c	6.2 b	5.7 c	4.1 c	**	5.4 c	5.4 b	5.0 b
Zone 2	8.8 b	6.1 c	3.3 b	2.1 a	5.0 b	3.4 b	3.2 c	4.3 b	4.3 b	3.1 a
St. Catharines (Zones 1-2)	5.6 d	3.8 c	4.4 b	3.9 b	5.2 b	3.7 b	3.3 c	4.5 b	4.7 b	3.9 a
Zone 3	**	**	7.3 c	3.9 c	6.7 c	6.4 c	**	0.0 d	6.7 c	5.5 c
Zone 4	**	**	7.5 b	0.6 a	4.7 b	2.7 a	12.3 d	4.0 c	6.7 b	2.4 a
Niagara Falls (Zones 3-4)	**	**	7.4 c	2.9 c	5.8 b	4.7 b	10.9 d	3.0 d	6.7 b	4.2 b
Zone 5	**	**	**	**	**	**	3.9 d	**	3.0 c	7.1 c
Zone 6	0.0 d	0.0 d	4.1 d	5.4 c	2.5 b	3.0 b	4.0 d	3.3 c	3.1 c	3.8 b
Zone 7	**	n/s	0.0 d	**	0.8 d	6.0 d	0.0 d	**	0.4 b	5.2 d
St. Catharines-Niagara CMA	5.1 d	4.3 c	4.5 b	4.7 b	4.5 b	4.4 a	4.8 b	5.1 b	4.5 a	4.5 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	501 b	529 a	681 a	685 a	820 a	820 a	949 a	934 a	749 a	744 a
Zone 2	593 a	597 a	731 a	754 a	862 a	887 a	967 a	1,051 a	824 a	854 a
St. Catharines (Zones 1-2)	549 a	556 a	706 a	722 a	847 a	863 a	963 a	1,032 a	794 a	811 a
Zone 3	495 b	494 a	661 a	658 a	787 a	807 a	866 b	865 b	734 a	743 a
Zone 4	546 b	474 b	710 a	708 a	782 a	804 a	839 a	871 a	774 a	789 a
Niagara Falls (Zones 3-4)	508 b	490 b	676 a	673 a	785 a	806 a	843 a	869 a	751 a	762 a
Zone 5	487 c	454 b	638 a	643 a	760 a	759 a	793 a	775 b	716 a	716 a
Zone 6	486 b	588 c	613 a	649 a	735 a	756 a	866 a	851 b	708 a	725 a
Zone 7	**	n/s	621 a	619 a	757 a	740 a	851 a	874 a	703 a	708 a
St. Catharines-Niagara CMA	527 a	528 a	679 a	691 a	803 a	817 a	887 a	910 a	760 a	773 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	4 c	192	90 b	1,441	57 c	1,388	7 c	126	158 b	3,146
Zone 2	8 c	126	36 a	1,746	90 b	2,607	25 b	586	159 a	5,066
St. Catharines (Zones 1-2)	12 c	318	126 b	3,187	147 b	3,995	32 b	712	316 a	8,212
Zone 3	**	68	26 d	657	70 c	1,087	0 d	66	103 c	1,878
Zone 4	**	31	2 a	317	23 a	873	8 c	209	35 a	1,431
Niagara Falls (Zones 3-4)	**	98	28 c	974	93 b	1,961	8 d	276	138 b	3,309
Zone 5	**	92	**	942	**	1,450	**	456	210 c	2,940
Zone 6	0 d	23	26 c	490	26 b	876	4 c	125	57 b	1,514
Zone 7	n/s	n/s	**	259	18 d	309	**	42	32 d	610
St. Catharines-Niagara CMA	23 c	532	272 b	5,852	375 a	8,591	82 b	1,611	753 a	16,585

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1	**	4.2 d	6.9 c	7.7 b	6.8 b	6.6 b	**	6.3 c	6.7 b	6.9 b
Zone 2	14.7 c	11.2 c	6.5 a	4.6 a	7.9 a	5.5 a	3.9 c	6.5 b	7.1 a	5.5 a
St. Catharines (Zones 1-2)	**	7.0 c	6.7 b	6.0 a	7.5 a	5.9 a	4.5 c	6.5 b	7.0 a	6.0 a
Zone 3	**	**	8.2 c	5.5 c	7.6 b	7.3 b	4.6 d	**	7.5 b	6.8 b
Zone 4	**	**	8.7 b	1.3 a	6.0 b	4.4 b	13.4 d	4.5 c	8.0 b	3.7 b
Niagara Falls (Zones 3-4)	**	**	8.4 b	4.1 c	6.9 b	6.0 b	12.2 d	4.1 c	7.7 b	5.5 b
Zone 5	**	**	**	**	3.4 d	7.5 c	**	**	5.3 c	8.5 c
Zone 6	**	0.0 d	5.2 c	7.6 b	4.0 b	3.6 b	5.1 d	4.1 c	4.5 b	4.9 b
Zone 7	**	n/s	2.4 c	**	4.0 c	**	12.3 d	**	3.9 c	**
St. Catharines-Niagara CMA	7.6 c	6.7 c	6.6 b	6.3 a	6.2 a	6.0 a	6.9 b	7.4 b	6.5 a	6.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1	1.5 c	++	2.2 c	1.1 d	1.6 b	1.1 a	1.6 c	++	1.6 c	1.0 a
Zone 2	5.1 c	2.1 b	2.6 c	2.9 b	2.8 c	2.5 b	4.7 d	3.3 c	3.1 d	2.7 a
St. Catharines (Zones 1-2)	**4.0 d**	**1.9 c**	**2.4 b**	**2.2 b**	**2.3 c**	**2.0 b**	**3.9 d**	**2.6 b**	**2.5 c**	**2.1 a**
Zone 3	**	2.3 b	2.5 c	2.7 b	1.2 a	2.0 b	++	3.6 c	1.4 a	2.0 b
Zone 4	++	++	++	++	++	1.0 a	++	0.9 d	0.5 b	0.9 a
Niagara Falls (Zones 3-4)	**++**	**++**	**1.7 c**	**1.8 b**	**0.9 a**	**1.6 b**	**++**	**1.7 c**	**1.0 a**	**1.5 b**
Zone 5	++	**	**	**	3.1 d	2.7 c	3.3 d	2.2 c	3.0 c	2.5 b
Zone 6	++	++	2.1 c	**	2.2 b	2.6 c	1.1 a	++	2.2 b	2.3 c
Zone 7	**	n/s	1.4 a	++	2.0 b	1.0 a	2.0 b	1.4 a	1.4 a	++
St. Catharines-Niagara CMA	**2.6 c**	**2.5 c**	**2.2 b**	**2.0 b**	**2.1 b**	**2.0 a**	**2.9 c**	**2.3 b**	**2.2 b**	**2.0 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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